

40113

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That DENNIS E. AMACKER and KAREN S. AMACKER, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD D. COFFMAN and BETSY J. COFFMAN, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in anywise in anywise appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit: Lot 32 of NEW DEAL TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Statutory powers, including the power of assessment of South Suburban Sanitary Dist.
2. Statutory powers, including the power of assessment of Enterprise Irrigation Dist.
3. Reservations and restrictions contained in Deed dated December 30, 1940, recorded September 22, 1944, in Deed Vol. 169, page 167, records of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

EXCEPT THOSE AS SET FORTH ABOVE

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 23,700.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which): (The sentence between the symbols "", if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 7th day of December, 1977, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Dennis E. Amacker
Karen S. Amacker

STATE OF OREGON,)
County of Klamath) ss.
December 7, 1977

STATE OF OREGON, County of) ss.
Personally appeared)
and

Personally appeared the above named
Dennis E. Amacker and Karen S.
Amacker,

who, being duly sworn,
each for himself and not one for the other, did say that the former is the
president and that the latter is the
secretary of

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

a corporation,
and that the seal affixed to the foregoing instrument is the corporate seal
of said corporation and that said instrument was signed and sealed in be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.

Before me:
(OFFICIAL SEAL) *Richard D. Coffman*
Notary Public for Oregon
My commission expires: 3 22 81

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

AMACKER

GRANTOR'S NAME AND ADDRESS

COFFMAN

GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. and Mrs. Richard D. Coffman
4250 Frieda Avenue
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Dept. of Veteran's Affairs
General Services Building
Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath)

I certify that the within instru-
ment was received for record on the
8th day of December, 1977,
at 9:31 o'clock A.M., and recorded
in book M77 on page 23748 or as
file/reel number 40113
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm. D. Milne
By *Wm. D. Milne* Recording Officer
Deputy

Fee \$3.00